



SPECIALIZED ENGINEERING

Aerial Tramways; Design, Inspection,
Accident Investigations,
Construction, and Risk Management
General Civil; Subdivisions
Sanitation

March 26, 2007

Mr. Jeremy W. Keene, P.E.
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Missoula, Mt. 59808-6027

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Re: Adams Acres--Preliminary Review Comments
Your Letter / e-mail of March 14, 2007

RECEIVED

Dear Mr. Keene:

MAR 26 2007

I will answer your comments as follows, and in order of your presentation.

Ravalli County Commissioners
[Signature]

ROADWAYS:

Item No 1: Sunhawk Lane serves one (1) single family Residence and is a dead end road.
Proper sight distance is presently Ok and future building locations will leave a
Proper sight triangle.

Item No 2. Roadside ditches are adequate for a 100 year storm event. Reference my comments
At the end of the response. See DEQ 8 Storm water Report.

Item No 3. A final Pavement Design will be submitted upon final approval by Planning. I don't
Want to submit it now as planning may change the whole process.

STORM DRAINAGE:

Item No 1. There are two "Waste Ditches" that traverse this property. One ditches goes to the
River, and the other dead ends in a field.

Item No 2. Storm water drainage Plans were provided and the information you are asking for is
In that plan.

COMMENTS: Here again, a Six (6) page STORMWATER REPORT was submitted by Applebury Survey
in a transmittal letter dated 1.19.2007 to Ravalli County Planning Department. Why it never got to your
office as indicated in your response of 03.14.2007, I don't know. However I can tell you after waiting
Several days to respond, that I am very frustrated over the lack of transmitting info to you that you need
For your review. This is the second time that this has occurred.

This document gave house elevations, 100 year flood calculations, and other data to help with your review.

If you have additional questions, please let me know.

Sincerely

Howard R. Anderson, P.E.
Specialized Engineering;

Cc. Adams, Applebury Survey, Planning Department, Road Department & Ravalli County Comm.



ENGINEERING
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DATE: March 14, 2007

TO: Howard R. Anderson, PE, Specialized Engineering

CC: David Ohnstad, Ravalli County Road & Bridge Department

FROM: Jeremy W. Keene, P.E.

RE: Adams Acres Preliminary Review Comments

On behalf of the Ravalli County Road and Bridge Department (RCRBD), our office has completed a review of the preliminary grading and drainage plans and reports submitted by your office for the above-referenced project. This review memorandum is part of Step 6 on the RCRBD's "Schedule of Activities – Processing & Coordination of Subdivision Projects" form. This review is based upon the Ravalli County subdivision regulations, the 2004 version of the AASHTO Geometric Design of Highways and Streets and the 2001 version of the AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT<400).

Based on our review, we have the following comments.

Roadways

1. Does Sunhawk Lane serve other properties? If so, please provide sight triangle distances for the intersection with Dalton Avenue and the anticipated traffic volume on Sunhawk Lane.
2. Please ensure roadside ditches are deep enough to prevent inundation of roadway section.
3. A pavement design will be necessary for the final design review, please indicate depth of 3/4" minus CBC and 3" minus Sub-Base.

Storm Drainage

1. Please identify off-site flows, and delineate the drainage areas considered in the analysis of the property.
2. Please provide plans for storm drainage improvements as outlined in section 1.2 of Circular DEQ-8, including contours, potential building sites, wells, drainfields, and drainage swale locations.

Please respond to these comments as outlined in Step 6 of the "Schedule of Activities – Processing & Coordination of Subdivision Projects" from the RCRBD. Thank you.